in the New York suburbs and paying for them the same as if they More than 200,000 persons are buying

land in a like manner.

single lot. Most of them are buying more Prices Rise at Long Beach.

several. And they are buying more from time to time, as their regular savings warrant an increase in their ability to pay. The average value of the buyers is carrying is \$1,000. Thus, they are holding iand which aggregates \$200,000.

Pay \$40,000,000 a Year.

Lot buyers and home buyers together are carrying suburban property valued at a total of \$400,000.000. They are making payments at stated intervals—some weekly, some monthly, some quarterly, some yearly. On the average, they are paying each year 10 per cent. of the purchase price. Thus they are paying \$40,000,000 a year on their aggregate holdings.

Nearly all of the large suburban promoting companies are selling lots and houses on the instalment plan. When the company begins to get a large followed.

beach in all the world can be compared with it. That is at Ostend, Belsiage on the instalment plan. When company begins to get a large folling of buyers the banking departing of the business in itself becomes small part of the operation. And wide territory over which the local twentyseven years ago when he built the present hotel. It was constructed in country under tribute to the New ke suburbs, because the buyers must pa steady stream of money flowing sway in order to make good shering with the property. Those legal difficulties have been sentimed that more than 100,000 in the lot buyers live far away from w York. Most of them have been added to New York land by the big ances in values which have been added to New York suburbs began to the world in the New York suburbs began to the world in the New York suburbs began to five arms of advertising. When learly buyers got 30 or 20 per to on his money in less than a year-to of the early buyers got 30 or 20 per to on his money in less than a year-to on his money in less than a year-to of the early buyers got 30 or 20 per to on his money in less than a year-to of the early buyers got 30 or 20 per to on his money in less than a year-to of the early buyers got 30 or 20 per to on his money in less than a year-to of the made as high as 200 or 20 per to on his money in less than a year-to of the early buyers got 30 or 20 per to on his money in less than a year-to some of them made as high as 200 or 20 per to make a great board of the was a flood of investment money land in the New York suburbs. The long force of men are grading the streets and walks, laying cement sides and the suburbs busy now that I summer weather is at hand.

New Transit for Harmon, the with our scheepers and investors as the with housekeepers and investors as

HEAL ESTATE FOR SALE-

1:10 \_\_\_\_\_ You Couldn't Wish a Better Opportunity for

a few years' time?

Bronx is sure to be repeated along the line of the new electric system of the New York Central. In a very few months electric express trains will take you to Castle Heights, just north of White Plains, in 25 minutes, and

Shrewd people will recognize the advantage of looking

into the facts-and this we urge you to do. Choice lots, 50x100 ft. and larger, may now be secured at very low prices (\$500 and upward) on easy terms. Get the particulars-then you can decide for yourself. Call, write or 'phone. Representatives on ground Saturday and Sunday—and will meet the 12.48 and 2.36 P. M. trains on Sunday.

BRONX REALTY COMPANY

1043 FOX ST. (Near Simpson St. Subway Station) New York Telephone 57 Metrose

Rent Money Is Paying for 50,000 Cozy Houses in Suburbs.

In Suburbs.

200,000 MORE BUY LOTS.

Payments On Their Holdings

Each Year Aggregate

\$40,000,000.

More than 50,000 persons are buying homes in the New York suburbs and for hearly 2,000 lots at Harmon, less tables.

More than 50,000 persons are buying homes in the New York suburbs and of the armon, less tables.

Quantities of sione are being crushed for macadamizing the streets and work is progressing rapidly.

The first prize was a warded by the building department this week and ground was broken for four new houses. The prize-winner was a bungalow builder. The bungalow will stand on the aboves of Spring Lake, commanding a beautiful view of the Hudson River and surrounding country. The owner will receive free commutation P r one year.

An observatory tower has been completed on the summit of Observatory Hill, from which one of the finest panoramic views along the Hudson River can be obtained.

Since Mme. Nordica purchased the site for her Amessan Bayreuth and conservatory at Harmon, a large number of people, well known in musical circles, have bought lots adjacent to her property. It is plain that an American musical colony will be established.

Of hearly 2,000 lots at Harmon, less

To Start Rahway Boom.

The home buyers are increasing by 10,000 each year. The land buyers are increasing each year by 40,000.

More than three-quariers of the home-buyers have daily employment in Manhattan. The land buyers are scattered all over the country.

The average value of each house and plot which the 50,000 homebuyers are plot which the 50,000 homebuyers are plot which the 50,000 homebuyers are plot which the 50,000. Thus they are holding property aggregating \$200,000,000.

Few of the lot buyers are carrying a single lot. Most of them are holding nor easy terms. It can be bought as low as \$10 down and \$10 a month.

New Transit for Harmon.
On the whole line of expansion, the choice in time table which vent into effect on the New York Central last fished with housekeepers and investors as the development of the property advances the new city of Harmon on the Hudron. Trains leave the Grand Central purchased recently in the residential convenient hours, making regular purchased recently in the residential section near the depot, and they will stops at that station. South-bound be improved with costly houses.

REAL ESTATE FOR SALE-

Safe, Profitable Investment.

Why should you envy those who were so fortunate as to buy real estate in the Bronx before the opening of the Subway doubled and tripled the value of their property in

A similar opportunity is yours RIGHT NOW in

CASTLE HEIGHTS-if you act at once. Such an opportunity as lies in Castle Heights may never come to you again. The fortune-making history of the there are already 100 trains a day.

MAN

Made

City-

the

But

GOD

REAL ESTATE FOR SALE-

REAL ESTATE FOR SALE-WESTCHESTER.

REAL ESTATE FOR SALE-WESTCHESTER.

EVERY LOT A RIVER

VIEW

The

I Want My Children to Live at

SITE SELECTED BY MADAME NORDICA FOR THE "AMERICAN BAYREUTH"

On-the-Hudson



MILLION DOLLAR ELECTRIC TERMINAL Highest, Healthiest,

Most Beautiful, Most Accessible and Most

**Aristocratic Part of Westchester County** 

## Two Special Trains TO-MORROW

Leaving Grand Central Station and stopping at 125th Street. Get free return trip tickets at our office or from our representatives (wearing yellow badges) at either station.

IF YOU CANNOT COME TO-MORROW, TAKE OUR WEDNESDAY SPECIAL AT 1.45 P. M.

Be our guest. Visit this beautiful spot at our expense. See with your own eyes why others are buying. Come to-morrow. Don't wait longer. This is your golden opportunity to get a home-site on the Hudson at low price and easy terms.

A lady who bought four lots at HARMON in the first section sold them last week at an advance of \$125 a lot.

SECURES SO,000 SIVEN ANY LOT AT HARMON SECURES Given Away to Early Builders at Harmon

150 Trains A Day Will HARMON When the Stop at HARMON Electrification in Completed. in 1908

WOOD, HARMON & CO.

PERSONAL DIRECTION OF CLIFFORD B. HARMON 315 Madison Avenue (Corner 12d St. ) New York

REAL ESTATE FOR SALE-WESTCHESTER.

REAL ESTATE FOR SALE-WESTCHESTER.

An ideal home location, with country surroundings, but with all city advantages.

LOIS ON NEW SECTION No. 3, \$150 UP; EASY TERMS. Houses now in course of construction. SMALL PAYMENT DOWN, BALANCE MONTHLY.

Pleasantville Heights is situated 650 feet above sea level, commanding a view not to be surpassed in Westchester County. Reached by electric trains. 50 minutes from 42d St. right now Water, electricity, police and fire protection, churches, schools, stores, mar-kets, etc., all city conveniences and privileges. Free title policy.

Call or write at once for maps, pictures, etc. COMMUTERS' REALTY CO.,

140 West 42nd St. Open Monday, Wednesday and Friday Evenings.

REAL ESTATE FOR SALE-

HELP WANTED-MALE.

REAL ESTATE FOR SALE----

85,750-Large 2-Family Dwelling, ith harn 12 large rooms, all improve const only block from cars, in fine polyherted, 2 lots price \$5.750, worth \$7.050, mail amount down, balance moschly; why as rent when you can buy a house on these runs and get your own rent from \$7.050, worth \$7.050, mail amount down, balance moschly; why as rent when you can buy a house on these runs and get your own rent from \$7.050, worth \$7.050, which is and \$7.050, which is an \$7.05

AGENTS WANTED.

TRONSTEAMBOAT CO.

They Cannot Burn! They Cannot Sink DREAMLAND, CONEY ISLAND. DREAMLAND, CONEY ISLAND.

Greatest Amusement Enterprise in the World

TIME Fastle (Subject to Change.)

Leave foot 130th st., North Stiver, 9.45, 11.00

A. M., 12.30, 2.00, 8.00, 4.50, 7.45 F. M.

Leave foot 221 st., North River, 9.00, 9.45, 10.30, 11.15 A. M., 12.00 M., 1.15, 2.00, 2.45, 8.45, 4.30, 5.50, 6.15, 7.00, 7.45, 8.30, 9.10 P.M.

Lev. Pier i. N. R., naif heur laster shan 223 st. Resturning—Leave Iron Pier, Coney Island, 710, 40, \*11.25 A. M., 12.10, \*12.55, \*1.40, 2.55, 8.40, 4.25, \*5.25, 6.10, 7.10, 7.55, 8.40, 8.25, \*10, 10, 10, 45 P. M.

Risturning from Coney Island trips marked with a \* go to 126th st., North Haver.

Round Trip Tickets, 40 Cents.

Round Trip Tickets, 40 Cents. STEAMER TAURUS of Iron Steamboat Company's Fleet makes tribs every day to imiling BANKS. Leaves fleet of 22d st. North River, 740 A. M.: waves Pier (new) to. I. North River, 5.2b A. M. Bait and fackle on Board, Gentlemen, 75c.; Ladies, etc. Children, 25c.

STEAMER GRAND REPUBLIC TO WEST POINT AND NEWBURGH.

SEVENDAY, JUNE 2310. W, 224 st.
A M, W, 129th st., 10.36 A.M., Yonkers

Up the Hudson to West Point. IRON STEAMER

ROUND TRIP 50c.

TOLCHESTER

Wednesday, June 26, For Poughkeepsie Rowing Races.

EXCURSIONS. **BELLEWOOD** 

Beautiful Mountain Park of 300 Acres. AMUSEMENTS. MUSIC. DANCING. Many attractions to provide a de-lightful day's outing. COUNTRY DINNER 50 CENTS.

**Excursion Every Sunday** ST CHILDREN 50 CENTS. LEHIGH VALLEY RAILROAD. Bpecial train leaves West 25d SC, 8.55 A. M.: Cortlandt and Desbrosees Sts. 5.00 A. M.: Fullon St. Brooklyn, 8.45 A. M.: Jøres, City (Penn. Station), 9.20 A. M. Fare via Brooklyn Annex, 15c. additional.

**EVERY SUNDAY DURING JUNE EXCURSIONS** 

ERIE RAILROAD SHOHOLA \$4.00 **GLEN** 

1.00ve W. 23d st., 8.55 & 9.25; Chambers st., 9.00 & 9.30; Jersey City, 9.15 & 9.45 A. M.

NORTH BEACH. LONG ISLAND REGATTA JUNE 29

10.00 A H WORLD WANTS WORK WONDERS

EXCURSIONS.

Every Sunday Morning to Glenwood.

SUMMER RESORTS.

Long Island.

ARE YOU PLANNING FOR THE SUMMER? LONG ISLAND

Sundey World Wants Work Monday Wonders. STEAMBOATS.



Topsy Turvy

See these poor Vacationists "standing on their heads." That's the way YO may be standing when you take YOU vacation unless you are very particula WHERE YOU GO.

Hundreds of Summer Re sorts will be described ! to-morrow's Sunday Work Want Directory. Let then guide you right.